

Colorado-Concho Rivers Confluence AreaX
~~Overview History~~ Voss Vicinity
Coleman, Concho, and Funnels Counties
Texas

HABS No. TX-3350

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42-VOS.V,
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MEASURED DRAWINGS

PHOTOGRAPHS

WRITTEN HISTORICAL AND DESCRIPTIVE DATA

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National Park Service
Rocky Mountain Regional Office
Department of the Interior
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Denver, Colorado 80225

CONFLUENCE OF THE COLORADO AND CONCHO RIVERS AREA

~~OVERVIEW HISTORY~~

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PART I: INTRODUCTION

The study area is in west-central Texas at the confluence of the Concho and Colorado Rivers. This is cattle and sheep ranching land which encompasses a territory of about nineteen thousand acres located at a point where Concho, Coleman and Runnels Counties meet. For centuries various Indian groups considered the rich bottomland and rough uplands their home. In later times the Lipan Apache and roving Comanche returned again and again to the area, finally to be driven away in the 1870s. It is doubtful the Spanish ever entered the specific confluence area, and no permanent settlement by Anglo-American and European immigrant populations was made until after the Civil War.¹ The pioneers, once they arrived at the confluence, proved a tenacious and hardy group. A surprising number of these first settlers and their descendants left permanent historical legacies and a surviving material culture of great interest. Among this group was John Chisum, a legendary cattleman who was the driving force in opening up western Texas for cattle grazing; Rich Coffey, first permanent settler in the region; William Day, who established the first large fenced-pasture ranch in the area; and Day's wife, Mahel Doss Day, who would become known as "Cattle Queen of Texas."

PART II: FIRST ATTEMPTS AT SETTLEMENT: the 1840s until the CIVIL WAR

THE FISHER-MILLER GRANT

One of the earliest plans to settle western Texas was formulated by a German immigrant, Henry Francis Fisher, who with his partners Burchard Miller and Joseph Baker, received a colonization grant in 1842 from the Republic of Texas. The terms granted to the partnership, known as the Fisher-Miller Company, allowed for the settlement of 6000 families or single men on a grant that began at the mouth of the Llano River and would eventually extend the Fisher-Miller Colony's upper boundary

to the Colorado River. Immediately, successful attempts were made to attract immigrants from Germany, Switzerland, Norway, Sweden and Denmark to Texas to colonize these unsettled lands lying between the Llano and Colorado Rivers. Allotments were made of 640 acres for each family and 320 acres for each single man.² Indian disturbances in the region prevented immediate settlement, but various colonists did travel up from Fredericksburg to see their new lands, among them grantee Friedrich Winkel and his son Louis Henry Winkel. The Winkels traveled in survey parties sent out in 1847 and 1848, but the Indian situation in the new territory caused them to retreat to Fredericksburg. It was not until the late 1870s that Louis Henry Winkel would return with other members of the colony to settle permanently at the confluence.³

FORT BEND AND BRAZORIA SCHOOL LANDS

That portion of the survey area across the Colorado River from the Fisher-Miller Grant was patented in the 1840s to the old south Texas counties of Fort Bend and Brazoria, to be held in the tenure of the school commissioners of those counties to serve as a potential source for future school revenues.⁴ These were the high grassy lands above the river, well watered by Grape Creek, Elm Creek, and Bull Hollow Branch as they flowed into the Colorado. Like the Fisher-Miller lands to the south and west, the School Lands remained for the most part unsettled until after the Civil War.

INDIAN WARS & FORTS

Texas received statehood in 1845 and in the subsequent years the advance of the western frontier accelerated. The United States Army was now responsible for the Texas frontier, and a line of forts was established in 1849 from the Red River to the Rio Grande and on westward to El Paso. The line was adjusted to a series of posts farther west in 1853, and these new posts brought the frontier of Texas into the

confluence region. The military soon established a working knowledge of the area with troops scouting in every direction from a small sub-post, Camp Colorado, established in 1856 at a site twelve miles northeast of the future town of Coleman.⁵ The camp consisted of a cluster of one-story stone structures which no longer exist, their stones being reused for an 1870s ranch house constructed on the site. The exception is the guard house, which survived as a rear wing to the ranch house; the date "1857" is inscribed on a lintel above a door.⁶

ESTABLISHMENT OF THE COUNTIES

With a certain amount of security established, plans for settlement of the region were resumed. The three counties which converge at the confluence--Coleman, Runnels, and Concho--were created in 1858. For a few years the new Coleman County was attached to Brown County from which it had emerged for administrative purposes, then a tentative county organization took place in 1862 with Camp Colorado named the county seat.⁷ The southern part of Coleman County included a great portion of the Fort Bend School Lands, and the new county to its west, Runnels County, would include the Brazoria School Lands in its southern territory. Concho County was established across the Colorado River and included a portion of the vast Fisher-Miller Grant. None of these three counties received any effective organization at this period because of the Indian troubles. The Civil War and the disruptions of Reconstruction would further postpone administrative organization until the 1870s.

OUTBREAK OF THE CIVIL WAR

Troops of the United States Army stationed in the area were able to pose a real threat to Indian raiders for a brief period in the late 1850s, but when the Civil War erupted, these troops were recalled, and the defense of this part of the frontier became the responsibility of the Confederate government and the State of Texas.

Camp Colorado was occupied intermittently by Texas Rangers and a sort of state militia, but for the most part the confluence was left unprotected except by a few determined and heavily armed cattlemen who moved into the region as the troops withdrew in the fall of 1861.⁸

PART III: THE FIRST PERMANENT SETTLEMENT OF THE AREA: OPEN-RANGE CATTLE AND SHEEP GRAZING: 1860s and 1870s

JOHN CHISUM

During the Civil War a number of Texas cattlemen came to the confluence area, among them John Chisum, Rich Coffey, Bill McAulay, James Swift, and William H. Day. John Chisum was a member of a family settled on the Red River in Lamar County in 1837. He began ranching in 1852 in northwest Denton County. During the Civil War he was engaged to supply herds to the Confederate armies. He came into Coleman County in search of open range and in about 1863 set up a headquarters on the north side of the Concho River near its confluence with the Colorado River. In 1865 he moved his headquarters to a location near the junction of Hay and Mukewater Creeks about one mile below Camp Colorado; here he established a store which became the nucleus for the first town in Coleman County. The town was named Trickham, a version of the phrase "tricked 'em," based on the storekeeper's joke of selling whiskey bottles filled with water to the cowboys. Chisum and his men were known as expert marksmen and excellent riders and played a large role in the defense of the frontier. Essentially, they were the only protectors of the confluence area during the Civil War and for several years afterward. In the early 1870s Chisum moved his entire ranching operation to New Mexico and left no identifiable sites except for a small graveyard near the old camp; it contained the burials of two Chisum cowboys who were killed by Indians. Fragments of a large rock corral nearby may be the remains of one of his holding pens. In one decade Chisum had introduced tens of

thousands of cattle into the region, doubtless having a profound impact on vegetation in the survey area.⁹

RICH COFFEY

The first permanent settler in the area was Rich Coffey, a native of Georgia, who came to Texas and settled in Parker County in 1855.¹⁰ In 1862 Coffey, his wife Sallie Greathouse Coffey, and their family moved to the upper reaches of Elm Creek in Coleman County where he formed a settlement between the present-day towns of Leaday and Voss. The place was called Flat Top Settlement, a group of rough cabins, palisaded for defense against marauding Indians. Among the men accompanying him were several future sons-in-law. Toward the end of the 1860s, probably in 1869, Coffey relocated to the exact site of the confluence of the two rivers, where he established another fortified settlement and continued to run cattle on the open range. This settlement, which became the permanent Coffey homestead, was located on Brazoria School Lands, and it is doubtful that Coffey went through the formality of purchase. He seems just to have moved onto the land and settled. The settlement probably consisted of a number of fortified structures to shelter his own family and the men who worked for him as cowboys. From this base of operations Coffey initiated some of the first cattle drives from this part of the state. As early as 1866 Coffey had begun to make journeys to the salt lake on the Pecos River to sell watermelons in exchange for loads of salt, which he sold upon his return to the Concho-Coleman area. He made twenty-one trips to the salt lakes and accumulated enough cash from this venture to purchase his land, and the headquarters portion of this holding survived as the Coffey Ranch in the ownership of his descendants until the late 1980s.

Coffey and his men were in constant conflict with Indians during these early years of settlement. During the Civil War when the troops were withdrawn from Camp Colorado and from Fort Chadbourne, which was located to the west in eastern Coke County, Coffey's household and cowboys and other families "forted up" at

various sites in the general region, particularly at a harricade called Pickettville on the ranch of the Guest family who had settled north on the Colorado River near prescnt-day Ballinger. Following the war the situation was often as hazardous as before. In 1870 one of the Coffey men was killed in a skirmish near Flat Top. In June 1871 there was a raid on the Coffey Ranch itself, resulting in the deaths of two cowboys and the loss of more than a thousand head of cattle and over fifty horses; the raiders returned at Christmas and took the remaining animals from the ranch. At a site on Elm Creek to the east of the Coffey Ranch a Mrs. Lureanay James was killed by Indians in 1875.¹¹ Across the river in Concho County Indians attacked a party of United States government contractors at the Kickapoo Springs in the fall of 1871, and other encounters took place in 1874. Serious Indian incursions into the area were over. The Texas Rangers and locally-organized groups of militia, sometimes headquartering at Camp Colorado, had effectively driven the Indians out by 1875.¹²

ORGANIZATION OF THE COUNTIES

Following the war the area remained thinly populated for many years, for instance, the Coleman County population for 1870 was only 347. Coleman finally received county organization in 1876 with Coleman City named the county seat.¹³ Concho County was also sparsely populated; its county organization took place in 1879 with Paint Rock selected as the county seat.¹⁴ Runnels County did not receive formal organization until later.¹⁵

JAMES C. SWIFT and BILL McAULAY

With the Indian threat a thing of the past and attracted by plentiful grass and water, ranchers began to move into the confluence region in large numbers, including James C. Swift, who had settled in Coleman County on Elm Creek.¹⁶ Swift was a native Texan, born in Nacogdoches County, and he had settled on Elm Creek by 1878 at a site which has become known as Swift's Hole. He brought with him a herd of cattle and sheep and built a stone house north of the creek, the ruins of which are still visible. Another early Coleman rancher was Bill McAulay, a native of

Mississippi, who had come with his family to Texas in 1854.¹⁷ He worked as a cowboy near the confluence, then in the 1870s staked his own claim to land on Grape Creek and built a two-room stone house which still stands.

CONCHO RANCHING FAMILIES

For the most part, the northern portion of Concho County, that is, that portion bordering on the Concho and Colorado Rivers at the confluence area, perhaps as a result of the modest sizes of the original Fisher-Miller grant, developed as small-scale sheep and cattle ranches. These properties never approached in size the giant Day Ranch across the Colorado River in Coleman County.

Winkel: Some of the Fisher-Miller Colony families began to settle their old Concho County grants during this period. Louis Henry Winkel, who had been part of one of the survey parties in 1847 and 1848, returned to the confluence with other members of his family in the late 1870s, where they settled and, either in the late 1870s or early 1880s, constructed a house, outbuildings, and stone corrals on that part of their lands surveyed as the Heinrich Winkel Survey and now a part of the Tickle Ranch. Some of the stone barns and corrals still stand. The Winkels retained ownership of another portion of their grant until the 1980s.¹⁸

McLane: Another Fisher-Miller grant was purchased in 1868 by William J. McLane, Sr., a prominent member of the Gutierrez-Magee Expedition of 1812-1813, a filibustering expedition against Spanish Texas which failed but intensified interest in the Anglo-American settlement of Texas.¹⁹ McLane did not occupy his Concho land, but deeded it to his son, William McLane, Jr., in 1872. The younger McLane occupied his new land some time in the period 1872-1880. He is listed in the Concho County Census of 1880; also listed are three sons and two workers, which seems to suggest a settled sort of occupancy. Ruins of his first house and fragments of stone corrals still exist near the Colorado River at a site some distance to the north of the present-day McLane-Hafner Ranch headquarters.²⁰

Gatlin: Another among the early developers of northern Concho County was J. Mac Gatlin, who opened up a ranch southwest of the McLane Ranch in the late 1870s.²¹ He lived in a house described as "poles stuck straight up and down and covered with boards."²² The family remained in the area, marrying into various ranching families, including the Creswell family of the Creswell's Bend Ranch across the Colorado River.

CRESWELL'S BEND

One of the last of the first phase of early settling families of the Coleman County portion of the confluence area was the Creswell family, founders of the Creswell's Bend Ranch. The first of this family in the area was Amhrose Creswell, a native of Arkansas.²³ Creswell with his wife Martha and their children first camped on Elm Creek, then moved to an existing log cabin on the present-day ranch, a great looping bend in the Colorado River, on Christmas Eve, 1879. According to family tradition, Creswell had purchased this land several years earlier for two sides of bacon and a small amount of cash. At any rate, he was one of the few residents of the confluence area who held clear title to his land when the great Day Ranch was created to the north and east, an enterprise which would almost engulf the relatively small Creswell's Bend Ranch. Amhrose and Martha Creswell's children settled in the area. Their daughter Elizabeth married a member of the Gatlin family and from this marriage the Creswell's Bend Ranch descended in the family and remained in their ownership until 1987.

THE ARRIVAL OF WILLIAM H. DAY AT THE CONFLUENCE

William H. Day, the founder of the largest ranch in the area, arrived in Coleman County at the end of the 1870s. Day, a native of Georgia, was brought as a child with his family to Texas in 1847.²⁴ The family were settled in Hays County by 1851, where Day assisted his father in a wagon-freighting business. He took a degree in civil engineering at Cumberland University in Lebanon, Tennessee, in 1858, and

returned to Texas to accompany family members on a cattle drive to Kansas City. When the Civil War broke out, he was stationed at Camp Colorado, from which post he observed the wide rich grazing lands of southern Coleman County. In 1862 he was mustered out of the army to assist on a cattle drive to Alexandria, Louisiana, to supply Confederate troops stationed in that vicinity. After the war he worked for a time at New Orleans livestock commission house, and toward the end of the 1860s was employed in the operation of a small steam sawmill in eastern Texas. In 1868-1869 he formed a partnership with a brother-in-law and together they drove a herd of cattle to Ahilene, Kansas. Day was occupied for the next two years locating and selling cattle-grazing lands. In the early 1870s he was employed with a St. Louis livestock commission firm, a meat-packing plant in Denison, Texas, and other activities. During these years he was often engaged by these companies in traveling throughout the Texas livestock-raising regions to assess the post-war status of the cattle industry. His conclusion was that the practice of open-range grazing was no longer viable. The development of the western lands after the Civil War was rapidly expanding, with the expectation of large populations. Day realized that in the future ranchers should own their lands, with clear title to those lands, and that those lands should be fenced.

In the late 1870s Day became aware of a plan to sell the Coleman County portions of the Fort Bend and Brazoria School Lands; in 1878 he approached the commissioners and purchased from them the land which would become the famous Day Ranch. The ranch he put together in these transactions stretched from Grape Creek to the north, Elm Creek on the east, bordering on the west and south on the Colorado River, a total of approximately thirteen thousand acres. Some portions of this land were occupied by earlier settlers who had never obtained clear title to their landstakes or who decided to sell out to Day. Bill McAulay was among the latter, selling his property and his stone house. Day accepted cash from Rich Coffey for the portion of the Coffey homestead which lay within Day's Brazoria tract. James Swift resisted Day's occupation of his homestead on Elm Creek, but Day prevailed, and Swift was forced to move on. The Creswell family of Creswell's Bend held clear title to their

land, and they retained their ownership of their relatively small tract on the fringe of Day's huge ranch.

In 1879 Day married Mahel Doss, a music teacher of Sherman, Texas, and they moved onto the Coleman County lands which Day had purchased the previous year. They occupied Bill McAulay's small stone house located on Grape Creek to the north of the present-day Day-Miller Ranch headquarters complex. The little one-story two-room McAulay house became the nucleus for the Day Ranch for many years and continues as the ranch headquarters for the Day-Padgett Ranch. The structure has been altered, but its basic simple form is intact, and it may be the oldest surviving house structure in the immediate vicinity of the confluence.

PART IV: FENCED-PASTURE RANCHING: 1880s until 1900

THE DAY RANCH

One of William Day's first enterprises was the fencing of a 7500-acre portion of pasture with cedar posts and wire from Austin, the wire of a reddish color. The tract became known as the Red Wire Pasture, and the act of fencing the previously open range was the cause of much disturbance in the area for many years.²⁵ Of Day's neighbors only the Creswells of Creswell's Bend held clear title to their land. Day's fencing of the old open pastures was the first major move toward fencing-in the range in this part of Texas. Other large-scale Coleman County ranchers soon followed suit, and in this brief period fencing became the custom for small ranchers as well. In a September 1879 letter regarding her husband's fencing project, Mahel Doss Day described the landscape: "It is a beautiful country, rolling prairie, covered with good grass, interspersed with timber, through which are beautiful little streams of running water and cool springs;" she further described her life in this new territory:

We have a good stone house with four rooms and a front porch, a smoke house full of hams, breakfast bacon, flour, meal, dried apples, beans, golden and maple syrup by the barrel, splendid pickles, canned corn, tomatoes, grapes, blackberries, strawberries, sugar, coffee and catsup. I believe that is all we have to eat except cheese and maple sugar, which I keep in my room for my own use. Col. Day shipped his provisions from Austin, one of the nearest railroad points. We get a nice mutton or goat every once in a while or a hind quarter of beef. Then the hoys bring in a deer occasionally and every evening some quail or turkey--have plenty of wild game. I have but one neighbor, Mrs. Gatlin, who lives seven miles from me. She spent the day with me day before yesterday. She is a splendid woman; has lived here but two years. I wish you could see her house. It is made of poles stuck straight up and down and covered with boards. That is a paradise compared to the other houses in this country, most of which are dug outs. All these people who live here are good hearted, but wholly uneducated....There are deer, antelope, a few panthers, plenty of snakes, centipeds, tarantulas, wolves, prairie dogs, and polecats out here....

Col. Day and I are going to Coleman City tomorrow, which is thirty miles north of the ranch, so I stayed home today to write my letters. Here comes a wagon. Who can it be? Well, what do you think! Old Mr. Creswell, the only man for forty miles who has a garden and he has a good one, has brought over twenty-five watermellons, a sack of string beans, and some nice fresh tomatoes....I'll have to send those mellons to the boys. They camp where they are at work, as it is so far to come home. It is eleven miles from the house to the far side of the pasture....

Come out and ranch it for a while....Come to Ft. Worth on the cars, then stage to Brownwood, and I'll meet you there with our 'traveling she-bang.' Col. Day got it in St. Louis. It is nice, cost \$373.00, has three seats in it. They can be let down and a bed fixed in it like a sleeping car. We can cook and eat in it, if the weather is raining....Address me at Trap Post Office, Rich Coffey, Texas. It is a little town at the Trap Crossing on the ranch.²⁶

Day died in 1881 from injuries incurred during a stampede, leaving his widow Mabel Doss Day with their infant child, Willie Mabel Day, and debts and claims on the Day Ranch to the amount of \$117,000. Mrs. Day immediately organized a corporation known as the Day Cattle Ranch Company in an effort to raise funds to clear her debts. She survived the vagaries of the cattle market, and while she never cleared the ranch of debt completely, she gained a well-earned reputation for business acumen and aggressive ranch management. One of the first problems she encountered was the great flood of 1882; then, beginning in 1883, a fence-cutting war

which destroyed over 100 miles of wire along the Red Wire Pasture; and in 1886 the "crash" of the cattle business into an economic depression.²⁷ In the period of the 1880s, Mahel Day's intelligent control of situations, whatever might arise, gained her the title "Cattle Queen of Texas." In 1889 Mabel Day married Captain J. C. Lea of New Mexico. Lea had moved into the Pecos Valley in 1877 and formed the Lea Cattle Company on a large landholding on which he founded the town of Roswell, New Mexico. Mabel Doss Day Lea moved with her husband to Roswell where together, among other enterprises, they created the present-day New Mexico Military Institute. During the years she was living in New Mexico, Mrs. Lea left the Day Ranch in charge of her brother, Will Doss.

SHEEP RANCHING, STOCKFARMERS, AND NEW FAMILIES

The sparse population of the confluence began to rapidly expand in these years, and with the new settlers came a diversity of land use in those portions of the area not dominated by the great Day Ranch. During the 1870s sheepmen moved into all three counties. In Coleman the H. R. Starkweather Ranch, the Rodden Ranch and the Rohey Ranch were all successful sheep operations, as were the Anson Ranch, Busk Ranch, and Brown Ranch, established in the 1880s.²⁸ In the years between 1880 and 1900 the sheep industry spread to Concho and Runnels as well, and a mix of cattle and sheep raising became the custom on many medium-sized new ranches.²⁹ North of the old Winkel properties, extending along the Concho River to the confluence, another large ranch was put together by the Currie family in 1893, portions of these holdings in the confluence area remaining in family ownership until the present time.³⁰ A second rather lately established ranch in the vicinity was the Mapes Ranch in Runnels County; the Mapes family still reside in the area.³¹ The Littlefield family, relations of the Coffeys and Curries, established a ranch in the 1880s east of the Rich Coffey homestead; the Littlefield Ranch descended by marriage to Fogg Coffey.³²

Another inevitable change was the arrival of the farmer on the land. The stockfarmers who arrived in the 1880s and 1890s experimented with a number of crops, including vegetables, corn, wheat, grains, forage and other types of food crops. Cotton remained an unknown until the mid-1890s, when ginning equipment and access to a market for the fiber appeared.³³

RAILROADS AND FURTHER COUNTY ORGANIZATION

Many of the new farming families were brought into the region on a new Santa Fe Railroad line constructed to Coleman and on to Ballinger in Runnels County. Runnels County had finally been organized in 1880 with a village called Runnels City as county seat; the county had a population of 980 in that year and 2193 in 1890.³⁴ When the railway reached the Ballinger site in 1886, the town of Ballinger was founded and made the permanent county seat.³⁵ Coleman continued as the county seat of Coleman County, and the county population grew from 3603 in 1880 to 6112 in 1890.³⁶ Paint Rock continued as the county seat of Concho County; the county population was 800 in 1880 and 1065 in 1890.³⁷

PUBLIC ARCHITECTURAL PROJECTS: GRAND STONE COURTHOUSES

All three county seats received large stone courthouses in the 1880s. The Concho County Courthouse at Paint Rock, the most sophisticated of the three, was designed by a talented Austin architect, Frederick Ruffini, in a fanciful mix of Second Empire and Italianate styles.³⁸ The work of supervision of construction was carried out by Oscar Ruffini, Frederick's brother, who lived in San Angelo. The workmanship was excellent, with a great variety of stone texturing devices employed on the exterior dressed stone and intricate interior wood joinery. These were

amazing architectural creations for this area of wide empty spaces and very few structures.

PRIVATE ARCHITECTURAL PROJECTS: NEW STONE RANCH HOUSES

Silver Cliff Ranch House: John Loomis, a native of New York, employed a Paint Rock stonemason, Jack Carroll, and carpenters from Paint Rock to construct his new house at his Silver Cliff Ranch, located twelve miles west of town.³⁹ The house was built in 1882-1883 of the local limestone quarried at the ranch. It was a one-and-a-half story vernacular I-house with a plan consisting of a passageway with a room to either side on each floor. The fireplaces were in the end walls. A porch extended across the rear of the house with one end enclosed as a kitchen. Each of the upstairs windows in the half-story which project above the eave almost like dormers were covered with small steeply-pitched gables. The interior walls were plastered and covered with calico. He also built a huge stone barn, forty feet wide and one hundred feet long. Because of the lack of mills and lumberyards in this vast town-less territory, the lumber for the Loomis building projects was hauled from Abilene. The barn still exists. Loomis's half-brother, Welton Ostrander, developed an adjacent ranch and built an immense stone house there in 1883-1885, importing his furniture as well as his carpenters and stonemasons from Syracuse, New York. The Ostrander house was on the order of the large summer houses being constructed on the East Coast at Newport and other resorts in the 1880s. Such architecturally sophisticated or elaborately and conveniently contrived arrangements of vernacular forms for ranch houses for the well-to-do entrepreneurs arriving in the region must have made the same startling impact as did the enormous new courthouses on the raw cultural landscape of the region at this period.

Creswell House: There was a response to all the regional building activity in the immediate confluence area, but on a much more modest scale. In 1880 the Creswell family of Creswell's Bend had a new stone house constructed, a story-and-a-half structure consisting of two rooms to each floor. There were no passageways, the

stairs rising from one of the first floor rooms. The stonemasonry was of very good quality. Another one-and-one-half story stone unit was added to the house in 1893, forming an L-shaped configuration.⁴⁰ The limestone was quarried on the site, and a lime kiln located nearby on the Colorado River may have been associated with this project.⁴¹ The house and a portion of the Creswell's Bend Ranch continued in the ownership of Creswells and Rozzles, their relations, until the late 1980s.

Rich Coffey House: The present-day Rich Coffey house on the old Coffey Ranch was built in 1881 of limestone quarried on the site.⁴² It replaced an earlier house in the immediate vicinity. The structure is a one-and-one-half-story dogrun house, consisting of a first floor of two almost square rooms arranged to either side of the dogtrot with a wide porch to the south extending the full length of the building. There is a second, or loft floor, two rooms to either side of an enclosed stairs passage; the stairs rise from the dogtrot below. One end of the south porch is enclosed, probably originally functioning as a cooking room, as in the similar situation at the Loomis house on the Silver Cliff Ranch in Concho County. The lumber was hauled from Abilene and Waco. Originally constructed as an open dog-trot structure, this was one of the few examples in the entire region, being a type more common and more suitable to the milder climates in the eastern and southern parts of the state. The 1880 Census of Coleman County lists Rich Coffey and his family, a servant, and a sixty-year-old boarder, Jonathan Cook, a native of Ireland, occupation "stone cutter." No other information has come to light regarding stonemason Cook, but his work at the Coffey house is of very high quality, specific and idiosyncratic. This craftsmanship relates to several other contemporary stone houses in the neighborhood, notably the Ransbarger house in Runnels County and, to the east, the McLane house on the Colorado River in Concho County. Also related in several ways is the first unit of the Creswell house. The Coffey Ranch remained in the ownership of Rich Coffey's descendants until the late 1980s.

McLane House: A new stone house was constructed on the McLane Ranch in Concho County, across the river from Creswell's Bend, in 1886.⁴³ The McLane house in its original configuration was a one-and-one-half-story structure of the I-house

type form with steeply-pitched rooflets over the three half floor windows on the main facade. It has the same plan--a central stairs passage with a single room to either side--as the Loomis house at the Silver Cliff Ranch, and a similar window arrangement in the upper half story. The McLane house has been partially engulfed by a massive porch across the entrance facade and additions to the rear. These alterations dating from the 1940s and later were carried out by the Hafner family, who purchased the McLane Ranch in 1943. The Hafners retained ownership until the late 1980s. The house was demolished in 1989.

PART V: STOCK FARMERS AND A TENANT-FARMING SYSTEM IN THE CONFLUENCE AREA:
1900 until WORLD WAR I

THE SUBDIVISION OF THE DAY RANCH

Mabel Day Lea, from her new home in New Mexico, had continued to assist with the supervision of the Day Ranch, but when in 1898 drought and blizzards collapsed J. C. Lea's Pecos Valley ranching endeavors, her attentions were drawn more toward her husband's dilemma.⁴⁴ When Lea died a few years later in Roswell, she was left again in debt. Mabel Day Lea returned to the Day Ranch in 1904, and the remainder of her life was devoted to attempts to finance and refinance the ranch and pass it on, debt-free, to her daughter, Willie Day. Mrs. Lea had begun to formulate a scheme of subdivision of the ranch into tenant farms, and among other activities related to this plan she contrived to have herself appointed a commissioner to the St. Louis World's Fair where she promoted Coleman County as an ideal destination point for homeseekers.

In 1904, Willie Day married Tom Padgitt, member of a Dallas family who operated a successful saddlery and harness business. Together in the years 1904-1905

the Padgitt couple and Mahel Day Lea began to formulate an ambitious scheme for the subdivision of the Day Ranch. A surveyor was hired to resurvey the ranch into small parcels to attract homesteaders; a new town, named Leaday to honor Mahel Lea's two husbands, was platted in the vicinity of the ranch headquarters at the site of the old Trap Crossing on the Colorado River. Hotels were constructed at Leaday and at the nearby village of Voss to accommodate the prospective homesteaders when they came to inspect the new homestead sites. A new Day Ranch headquarters complex was laid out at a new location at the edge of a high bluff on the river south of the Leaday townsite and the construction of the main house begun there in 1904.

Mahel Day Lea died in April, 1906, and some phases of her development scheme were never realized by her heir, Willie Day Padgitt. In 1907 the Padgitts were obliged to sell a great portion of the Day Ranch, chiefly the Red Wire and Bull Hollow Pastures, to the Miller banking family of Belton. The Millers followed the policy established by Mahel Day Lea of subdividing their property, which was now called the Day-Miller Ranch; and the Padgitts likewise continued the subdivision of their remaining holdings, which began to be referred to as the Day-Padgitt Ranch. Thus, in the period from 1905 until World War I, the Padgitts and Millers changed the face of their portion of the Coleman County countryside. Dozens of tenant houses were constructed, sometimes connected by new roads; windmills and tanks were built. The Leaday township began to grow. The Padgitts and Millers provided the new tenant population with cotton gins and grain silos. Churches were constructed and new schools built across the Day-Padgitt and Day-Miller Ranches. This formerly open and almost unpopulated area became thick with structures and people.

COTTON

Runnels, Coleman, and Concho Counties all shared in the small-farmers' land rush of the early twentieth century. In each area ranchers and stockfarmers sold or leased to the newly-arrived farmers. Cotton became the cash crop. In Runnels County 9,722 bales of cotton were produced in 1900, reaching almost 34,000 bales in

1906. In Coleman County the county ginned 18,224 bales in 1900 and 7,616 bales in 1908; by 1908 there were 27 gins and a production of 21,894 bales. In Concho County 166 bales were produced in 1900, with none produced in the drought year of 1901; there was gradually increasing production in subsequent years, never, however, matching Runnels and Coleman production.⁴⁵ In the immediate confluence area two gins were constructed, one at the southern fringe of the little town of Leaday and the other, the Padgitt gin, located nearby on a bluff over Trap Crossing.

In Concho County the Santa Fe Railroad was brought from Lometa to Eden in 1911, thus completing rail transportation in the three counties. Population figures reflect the influx of small cotton farmers and tenant farmers into the area. The Runnels population for 1900 was 5,379 and for 1910 was 20,858; the Coleman population for 1900 was 10,077 and for 1910 was 22,618; and the Concho population for 1900 was 1,427 and for 1910 was 6,654.⁴⁶

SCHOOLS

The children of ranchers and small farmers alike walked to schools located near population centers, often built by the farmers and ranchers themselves and often only one-room structures. There were numerous little schools on the Day-Padgitt and Day-Millers Ranches alone. Since the children of small farmers were needed for farm work at home, the school year was greatly compressed, running from November, after harvesting, to mid-April, spring planting time. Teachers were often drawn from local families, including the Creswells and Gatlins.⁴⁷

RANCHING FAMILIES IN THE EARLY TWENTIETH CENTURY

The Gann family were one of the last families to acquire a large parcel of land in the confluence area. Walter O. Gann had ranched in McCulloch County before moving to Coleman County; the 1880 census lists Gann and his family as residents in

the vicinity of the Day Ranch.⁴⁸ In 1904 he purchased Concho County lands across the river from the Day Ranch, just above the old Trap Crossing; to the west was the Coffey Ranch. The land, approximately a thousand acres, had originally been part of the Gustave Theisser Grant, a portion of the Fisher-Miller Colony. Gann's attempt to ranch on a large scale was somewhat contrary to the movement in the region toward small-scale farming and the activities of his neighbors across the river, the Padgitts and Millers, as they continued their subdivision policies. However, his endeavors were successful in that he was able to retain his land for the sustenance of his large family from two marriages. Many of these children grew up on the place and married into local families. Gann died in 1913, and the ranch continued to be operated by his son, Walter Gann, Jr., a well-known local historian. A daughter, Elizabeth Gann Ransharger, has provided valuable information regarding life on the ranch in the early 1900s, recollections of trips to the general store in the new little town of Leaday nearby and trips to Millersview to attend school and church. The Ganns were involved primarily with raising livestock, but they periodically cultivated sugarcane and cotton, making use of the gin on the Day-Padgitt Ranch across the river. They installed a waterpump on the river for their garden, as was the case at other ranches in the neighborhood, for instance, at the McLane Ranch and Day-Miller Ranch. The Gann Ranch remained in family ownership until 1974.

ARCHITECTURAL PROJECTS FOR THE NEW POPULATION AND NEW HOUSES FOR OLD FAMILIES

Leaday Townsite and Leaday School: Although never completed to the extent of its ambitious first plan, Mahel Day Lea's new town on the Day Ranch, Leaday, adequately served the local population for a number of years. The town was staked out in 1904 and land set aside for an industrial college campus, which never materialized, and the foundations for a stone bank building were excavated and the bank never built, but there were a number of public and commercial buildings which were constructed.⁴⁹ There was a cotton gin to the south of town, below the

Padgitt gin. On Main Street a school, a church, a small hotel, mercantile stores, a livery stable, a post office, a blacksmith shop, a meeting hall for the Woodmen of the World, and a number of houses were built, all these buildings of simple form and light-weight woodframe construction. By the late 1980s only a tiny cluster of abandoned structures remained along with the empty and ruinous school building and one occupied hangar.

Day-Padgitt Ranch Tenant House: A great number of tenant houses were built on the Day-Padgitt and Day-Miller Ranches during this period. Most of these structures have disappeared but a handful survive, including the so-called Day-Padgitt Ranch Tenant House.⁵⁰ This one-and-one-half-story woodframe house, rather better built than the other tenant houses, was one of the first such structures ordered constructed by Mahel Day Lea in the period 1904-1906. It was built on a site above Grape Creek facing Leaday. It was designed to accommodate two tenant families, with two almost square rooms adjacent to each other and to their rear a narrow shed room to serve as a common storage and work space. The stairs to the bedrooms above rise from this shed room. Apparently only the two main first floor rooms contained stoves as the only heating and cooking sources in the house. There was a porch across the east front facing Grape Creek. The structure remained in the ownership of the Padgitt heirs until the late 1980s.

Winkel-Blair House: In Concho County the Winkel-Blair house was constructed by third-generation members of the Winkel family in 1904 on a portion of their Fisher-Miller grant.⁵¹ That portion of the Winkel Ranch on which is sited the Winkel-Blair house probably was not developed by the family until the late nineteenth or early twentieth century. The house was a small one-story L-shaped house of a plan type and materials--woodframe with board-and-batten siding--typical of a number of tenant houses in the vicinity. It was very simply and inexpensively constructed, almost flimsily put together, thin-walled with little or no insulation factor. Essentially, there was no frame, the wall deck forming the structure with vertical boards butted together and nailed to the plates, the exterior joints covered by narrow batten strips. There was no internal wood sheathing, the

joints sealed somewhat by wallpaper. The house was occupied by two generations of Winkels, and it and the land continued in their ownership until 1988, making this the longest family land tenure in the confluence vicinity. The house was demolished in 1989.

Lem Creswell Half-Dugout: Lem Creswell, one of the sons of Ambrose Creswell of Creswell's Bend Ranch, constructed a stone half-dugout about 1906 on lands he had inherited across the river in Concho County from his family's ranch. It was one of the last of this type of structures constructed in the vicinity. Built into the side of a naturally-terraced limestone ledge, the half-dugout faces east to a second natural terrace, and here the bluff falls sharply to the Colorado River. The narrow low stone-and-wood-constructed house is an integral part of the landscape, hardly visible from the upper and lower ledges. In its final configuration it is unusually commodious for the dugout type, containing a series of rooms strung along the natural stone-outcroppings of its terrace.⁵²

Mabel Doss Day Lea House: The last large-scale ranch house complex in the area of the confluence was the house and elaborate series of outbuildings which Mahel Doss Day Lea began to construct in 1904.⁵³ The sizeable one-and-one-half-story woodframe stuccoed main house was a typical catalog-type house of the turn-of-the-century period, very similar to others of this type constructed in Coleman County in the same period. This group was intended to be the new Day Ranch headquarters, situated above the old Trap Crossing near the new town of Leaday. Built at the edge of a dramatic bluff overlooking the Colorado River, the house, a tall watertower and an unusually extensive and well-constructed complex of outbuildings and other ranching elements are visible for many miles around. The house has wide porches, projecting curved bays and a high pyramidal roof in a typical large hungalow-type configuration. It was subsequently finished and occupied by the Miller family following Mahel Day Lea's untimely death in 1906 and continued in Miller ownership as the headquarters for the Day-Miller Ranch through several generations until the late 1980s.

Industrial Architecture--Silos: There were a large number of grain silos constructed in the confluence area on the Day-Miller Ranch in the years from approximately 1910 to 1917. They were constructed to serve the new tenant farms on the ranch. Although they failed to serve their function because the anticipated grain production of the tenant farms was never realized, these silos nevertheless are monuments to the ambitious scheme of land development embarked on by the heirs of Mabel Day Lea and by the Miller family. The silos were constructed of concrete poured in forms on the sites, and a rock-crushing machine was kept with the forms and mortar-mixing equipment at the Day-Miller Ranch headquarters specifically for the silos construction project. One of the surviving silos, and the most sophisticated example of industrial architecture in the area, is located at the site of a tenant farm the Elm Creek Road which crosses the ranch from Leaday to the community of Hill to the east.⁵⁴ It was constructed in the spring of 1914 by a member of the Miller family, W. A. Miller, ranch manager at this period, and his crew of tenant farmers. Together these men, assisted by a representative of the company which made the forms, innovated a concrete chute attached to the silo cylinder which would feed the grain through a series of oval openings in the silo wall. The quality of the concrete is exceptional considering the circumstances of the silo's construction. The other improvements made to this tenant farm--a house, barn, fencing--no longer exist, but the silo survives in excellent condition.

PART VI: HARD TIMES: 1920s until WORLD WAR II

COTTON: BAD MARKETS AND DROUGHTS

The small farmer population increased following World War I, and cotton production increased accordingly. In Coleman County in 1925 fifty-five per cent of the farms were worked by tenants, and in 1935 the number of farms had increased by a thousand with seventy-five per cent farmed by tenants. But more diversified and

mechanized stockfarming began to take the place of cotton as a cash crop; in 1926 there were 42,619 bales produced, whereas by 1946 only 2,720 bales. A series of droughts, especially bad in the years 1917-1919, and bad cotton markets also took their toll in Runnels and Concho Counties, and people began to drift away.⁵⁵

In Coleman County the population dropped to 18,805 in 1920, rose to 23,669 in 1930, but dropped to 20,571 in 1940.⁵⁶ The droughts decreased the Concho County population to 5,847 by 1920; it was up to 7,645 in 1930, then down to 6,192 in 1940.⁵⁷ In Runnels County the population dropped to 17,674 by 1920, rose to 21,821 by 1930, and dropped again to 18,903 by 1940.⁵⁸

FAILURE OF THE TENANT SYSTEM AT THE CONFLUENCE

The tenant farmers on the Day-Padgett and Day-Miller Ranches found it too difficult to practice subsistence farming on land that was more suited to ranching. The failure of cotton markets and the impact of the Depression further disintegrated the tenancy policy. Those remaining in the Leaday vicinity turned increasingly to livestock production. Gradually many of the tenant houses were abandoned, and the land was eventually repossessed and reintegrated into the original Day-Padgett and Day-Miller Ranches.

DEPRESSION AND GOVERNMENT-SPONSORED ARCHITECTURAL PROJECTS

The Depression had its first real impact in Coleman County during the drought year of 1930.⁵⁹ Two Coleman City banks failed in 1931; that same year a certain amount of federal farm relief was appropriated through agricultural loans. Beginning in 1932 various government agencies made Coleman allocations to pay the unemployed for labor on projects including schools repairs, city street and county road improvements, city water system extensions, dam constructions, construction of canneries in Coleman City and Santa Anna, school lunch rooms for the county schools, and a National Youth Administration project which included the

construction of an auditorium-museum in the Texas Ranger Park at Santa Anna. Relief projects occupied many Coleman County residents for a decade, from 1932 to 1942.

W. P. A. Bridges And Leaday Crossing: The Works Progress Administration construction projects which most affected the vicinity of the confluence were related to the consolidation of the schools and the transport of the students along new or improved ranch roads. As part of the various relief programs the Mozelle school district, located three miles east of Leaday, was granted funds toward the construction of a high school building, and the schools on the Day-Padgitt and Day-Miller Ranches were consolidated with Mozelle in the 1936-1937 school year.⁶⁰ Children who heretofore had walked to the numerous little schools which had been dotted across the ranches were now driven in school buses across new roads or old ranch roads improved with a series of new bridges. In 1937 a total of one hundred miles of Coleman County farm-to-market roads were constructed or improved, including the Leaday-Hill Road (the old Elm Creek Road) across the Red Wire Pasture on the Day-Miller Ranch. It was in this period that the road improvements included the construction of a series of well-built new stone and concrete bridges along this road and a new low-water crossing of the Colorado River near the old Trap Crossing. The new crossing bridge was called Leaday Crossing.⁶¹

PRIVATE ARCHITECTURAL PROJECTS

Naturally during this period of hard times and gradual depopulation, there were few building projects. On the contrary, many structures were dismantled and their materials used for other purposes, for example, James Padgitt removed most of the houses at Leaday during this period and many tenant houses on the Day-Miller Ranch were removed.⁶²

Tickle Dam and Tickle and Gann Houses: A handful of private projects were carried out, of particular interest being a small concrete dam constructed by E. T. Tickle across a little arroyo located on a portion of the Tickle Ranch in Concho

County. This modest industrial project was carried out by a few men, probably workers on the ranch, and is all the more interesting for that reason.⁶³ In 1932 Tickle's son, Herbert Tickle, demolished the old Winkel bouse on the Tickle Ranch and built a one-story stone bungalow which still exists as the nucleus of the fascinating complex of late nineteenth-century outbuildings and stone corrals constructed by the Winkels. The Tickles retained this property until the late 1980s.⁶⁴ On the nearby Gann Ranch a similar stone bungalow was constructed in the early 1930s (HABS No. TX-3358). It is abandoned, but in fair condition on its high bluff over Trap Crossing. The Gann Ranch was retained in Gann family ownership until 1974.⁶⁵

PART VII: THE EMPTY LANDSCAPE: 1950-1980s

FURTHER DEPOPULATION

After World War II the pattern of depopulation continued in the confluence area as more and more small farmers moved on. The tenant system on the Day-Padgitt and Day-Miller Ranches was a thing of the past. The town of Leaday was almost deserted. The three counties in general suffered population losses. The Coleman County population dropped to 15,503 by 1950, to 12,458 by 1960, and to 10,288 by 1970; the 1980 population was 10,439.⁶⁶ In Concho County the population dropped to 5,078 by 1950, to 3,372 by 1960, to 2,937 by 1970, and to 2,915 by 1980.⁶⁷ The Runnels County population dropped to 16,771 by 1950, to 15,016 by 1960, to 12,108 by 1970, and to 11,872 by 1980.⁶⁸ These figures reflect a gradual depopulation in the three-county area, but in the relatively circumscribed area of the specific confluence vicinity, the losses were even greater, much of the land becoming all but totally unpopulated.

CONCLUSION

In summation, it should be remembered that the lands of the confluence were heavily used for pasture land in the period 1860-1900. For a period from the beginning of the twentieth century until World War I much of these open almost

empty lands were broken into small tenant farms with an accompanying number of houses, outbuildings, gins, silos, schools and churches. The land itself experienced heavy planting in cotton. The tenant system, however, did not survive long. Its deterioration was caused partly by a series of devastating droughts and by bad cotton markets in the 1920s and the effects of the Great Depression of the 1930s. The simple fact that the soil seemed more suitable for cattle and sheep grazing than subsistence farming or cotton crops caused the demise of the small farm. These farms were absorbed back into the medium- and large-scale cattle and sheep ranches, and a land use much like that of the 1870s and 1880s has been the common system for the last forty years.

THE COLORADO RIVER AUTHORITY

In 1935, out of increasing concern for the problems created by recurrent droughts and floods and soil wastage through erosion, the Central Colorado River Authority was created.⁶⁹ The C. C. R. A. was the first agency of its type ever organized in Texas. The general plan was to control, conserve and distribute flood waters and to regulate the flow of flood waters from the creeks and small ravines or arroyos that are the tributaries of the Colorado River. To accomplish this goal it was considered necessary to construct three classes of reservoirs: small ponds or tanks for farm and ranch use, medium size reservoirs for town use, and larger reservoirs for flood control and irrigation. The first project carried out was a dam constructed near the small community of Gouldhusk, located just east of the survey area; work began in 1936, partially sponsored by the W. P. A. By 1949 over one thousand small and large holding tanks and medium size lakes had been completed in southern Coleman County alone.

In 1979 the Texas Water Commission granted permission to the Colorado River Municipal Water District, an entity based in Big Spring, to construct a large dam on the Colorado River. The site chosen was a location several miles downstream from Leaday, sixteen miles below the confluence of the Colorado and Concho Rivers. Early in the planning stages, a program was developed to address environmental concerns,

including the impact of the proposed flood area on prehistoric and historic cultural resources. In 1980-1981 a survey of historic cultural resources was conducted by Freeman and Freeman under contract to Espey, Huston and Associates, a firm of Austin environmental consultants. Subsequently a number of other studies and amplifications of previous studies have been conducted. In early 1988 an Albuquerque, New Mexico, firm of environmental scientists, Mariah Associates, Inc., began further assessment of the area of the flood plain, including various archaeological investigations and assessments. Mariah has also acted in the role of coordinator of related projects, including this project: the recordation of nineteen endangered historic sites in the confluence area for the Historic American Buildings Survey and the Historic American Engineering Record. The sites were selected from a list compiled under the guidance of the Texas Historical Commission.

Construction was finished on the dam in the late summer of 1989. Called the Stacy Dam and Reservoir, the project will inundate approximately 19,200 acres and possibly all the sites included in this study. Permanent easement to most of these properties was granted to the Colorado River Municipal Water District in the period 1986-1989.

PART VIII: ENDNOTES

1. For a concise discussion of the Spanish incursions into this part of Texas, see Martha Doty Freeman and Joe C. Freeman, A Cultural Resource Inventory of the Proposed Stacy Reservoir; Concho, Coleman and Runnels Counties, Texas, vol. II: Historical Cultural Resources, report prepared for the Colorado River Municipal Water District by Espey, Huston and Associates, Inc., Engineering and Environmental Consultants (Austin, Texas, March 1981). 2-1 through 5.
2. Walter Prescott Wehh and H. Bailey Carroll, eds., The Handbook of Texas, vol. 1, (Austin, Texas: Texas State Historical Association, 1952), 601. See also Freeman, 3-1 through 3.
3. Freeman, 3-1 and 2. For further information on the Winkel family's settlement in the confluence area and the documentation of the deeds of trust and the

sequence of original and subsequent owners of the Winkel property, see HABS Nos. TX-3357 and 3359.

4. Donald R. Ahbe and Joseph E. King, "A Preliminary Report: Historical Resources within the Stacy Dam Project Area," draft of a report prepared for the Colorado River Municipal Water District by Mariah Associates, Inc., Environmental Consultants (Lubbock, Texas, June 1989), 34; also Freeman, 4-8.

5. Ahbe, 10.

6. Coleman County Historical Commission, A History of Coleman County and Its People, vol. 1, (San Angelo, Texas: Anchor Publishing Company, 1985), 8 and 20.

7. Abbe, 12.

8. Ibid., 11.

9. Coleman County Historical Commission, vol. I, 11; also Freeman, 3-3 and 4; Abbe, 25-29.

10. For fuller historical information on Rich Coffey and for the documentation of the deeds of trust and the sequence of original and subsequent owners of the Coffey Ranch, see HABS No. TX-3354; see also Freeman, pp. 3-4 through 11; also Hazie Davis LeFevre, Concho County History 1858-1958 (Eden, Texas, March 1959), 37.

11. Abbe, 22.

12. Coleman County Historical Commission, 19 and 20.

13. Abbe, 13.

14. Ibid., 16.

15. Ibid., 18.

16. Freeman, 4-1.

17. Ibid., 4-3 and 4.

18. For the documentation of the deeds of trust and the sequence of original and subsequent owners of the Winkel Ranch, see HABS Nos. TX-3357 and 3359.

19. Webb, vol. I., 749-751.

20. For a concise history of the McLane family's settlement in the confluence vicinity, see Freeman, 5-4 and 5-5. For fuller historical information on the McLanes

and for the documentation of the deeds of trust and the sequence of original and subsequent owners of the McLane Ranch, see HABS No. TX-3355.

21. Abbe, 58.

22. See James Padgitt's essay, "Ranching in Coleman County," published in Coleman County Historical Commission, vol. 1, 44-48. The quotation is from a letter written in September 1879 by his grandmother, Mabel Doss Day.

23. For a concise history of the Creswell family's settlement in the confluence vicinity, see Leona Bruce's essay in Coleman County Historical Commission, vol. 1, 539. For fuller historical information on the Creswells and for the documentation of the deeds of trust and the sequence of original and subsequent owners of the Creswell's Bend Ranch, see HABS Nos. TX-3352 and 3356.

24. For a concise history of the activities of William H. Day in the formation of the cattle industry in Texas following the Civil War, see James Padgitt, 44-48. For fuller historical information on William and Mabel Doss Day and for the documentation of the deeds of trust and the sequence of original and subsequent owners of the Day Ranch, see HABS Nos. TX-3351 and 3362.

25. Ibid.

26. Padgitt, 45-47.

27. Abbe, 14.

28. Ibid., 24.

29. Ibid., 14.

30. Ibid., 56.

31. Ibid., 59 and 60.

32. Ibid., 57 and 58.

33. Ibid., 23 and 24.

34. Ibid., 17.

35. Ibid., 13 and 18.

36. Ibid., 13.

37. Ibid., 17.

38. Willard B. Robinson, The People's Architecture: Texas Courthouses, Jails, and Municipal Buildings (Austin, Texas: Texas State Historical Association, 1983), 95; see also Joyce Piland, "Oscar Ruffini: A Man Who Shaped the City," San Angelo Magazine (San Angelo, Texas, Summer 1989), 11-14.

39. The Loomis and Ostrander information is from Herman J. Viola and Sarah Loomis Wilson, editors, Texas Ranchman: the Memoirs of John A. Loomis (Chadron, NE: Fur Press, 1982), 14-19.

40. For additional information and for the documentation of the deeds of trust and the sequence of original and subsequent owners of the Creswell-Rozzle house, see HABS No. TX-3352.

41. For a discussion of the possible uses of the lime kiln and a description of the kiln, see HAER No. TX-14.

42. For a concise history of the Coffeys in the confluence area, see the essay by Leona Bruce and Ralph Terry in Coleman County Historical Commission, vol. 1, 518-519. For a full discussion of the construction of the Coffey house and Jonathan Cook's various attributions and for the documentation of the deeds of trust and the sequence of original and subsequent owners of this structure, see HABS No. TX-3354.

43. For a discussion of the Mc-Lane-Hafner house and for the documentation of the deeds of trust and the sequence of original and subsequent owners of this structure, see HABS No. TX-3355.

44. This period (1889-1906) in the life of Mabel Doss Day Lea and the fate of the Day Ranch in these years is best covered in Freeman, 4-9 through 4-11 and 6-1 through 6-7.

45. Abbe, 14, 17, 20 and 24.

46. Ibid., 14, 17 and 20.

47. Ibid., 64 and 65.

48. Ibid., 55. For a concise history of the Ganns in the confluence area, see Freeman, 5-13 and 5-14; for a fuller discussion of the Gann Ranch and for the documentation of the deeds of trust and the sequence of original and subsequent owners of this property, see HABS No. TX-3358.

49. The Leaday town plat as it was originally designed is bound into Deed Record Book vol. 45, 618, County Clerk's Office, Coleman County Courthouse. For a full discussion of the history of the townsitc and its structures and for the documentation of the deeds of trust and the sequence of original and subsequent owners of the site and structures, see HABS Nos. TX-3353 and 3362.

50. For a historical discussion of this site and for the documentation of the deeds of trust and the sequence of original and subsequent owners of the Day-Padgitt Ranch tenant house, see HABS No. TX-3363.

51. For a historical discussion of this site and for the documentation of the deeds of trust and the sequence of original and subsequent owners of the Winkel-Blair house, see HABS No. TX-3357.

52. For a detailed description of the Creswell half-dugout and for the documentation of the deeds of trust and the sequence of original and subsequent owners of this structure, see HABS No. TX-3356.

53. For a detailed description of the Mabel Doss Day Lea house and outbuildings and for the documentation of the deeds of trust and the sequence of original and subsequent owners of this complex, see HABS No. TX-3351.

54. For a description of the silo-construction activities of W. A. Miller, see Martha Doty Freeman and others, "Cultural Resources Survey, Testing, and Assessments in the Dam Construction Zone at Stacy Reservoir, Coleman and Concho Counties, Texas," an unpublished report prepared by Prewitt and Associates, Inc., Consulting Archaeologists (Austin, Texas, March 1989), 133-136; for specific information on the Elm Creek silo, see HAER No. TX-15.

55. Ahbe, 15.

56. Ibid., 15.

57. Ibid., 17.

58. Ibid., 20.

59. For a discussion of the various Coleman County relief organizations active during these years, see Glynn Mitchell's essay, "The Depression," published in Coleman County Historical Commission, vol. I., 77-80.

60. For a discussion of the consolidation of the schools, see Ralph Terry's essay, "Leaday Schools," published in Coleman County Historical Commission, vol. I., 152.

61. For discussions and descriptions of the new W.P.A. bridges on the Elm Creek Road, see HAER Nos. TX-16, 17, and 18; for information on Trap Crossing and the new crossing of the Colorado River at Leaday, see HAER No. TX-20.

62. For the information regarding the gradual breaking-up of the township of Leaday, see Freeman, 6-1 through 6.7; also see the discussion in HABS No. TX-3362.

63. For a discussion and description of the E. T. Tickle dam, see HAER No. TX-19.

64. For a description of the new Tickle bungalow and for the documentation of the deeds of trust and the sequence of original and subsequent owners of this property, see HABS No. TX-3359.

65. For a description of the new Gann bungalow and for the documentation of the deeds of trust and the sequence of original and subsequent owners of this property, see HABS No. TX-3358.

66. Abbe, 15.

67. Ibid., 17.

68. Ibid., 18.

69. For a discussion of the various attempts to prevent soil erosion and the events leading up to the Stacy Dam projects, see Glynn Mitchell's essay, "The Central Colorado River Authority," published in Coleman County Historical Commission, vol. I., 83-85.

PART IX: SOURCES OF INFORMATION

This overview is based heavily on pioneering research on the area done in the early 1980s by Martha Doty Freeman, amplified by a 1989 report prepared by Donald Abbe and Joseph King. Freeman had partial access to the Day-Padgett Papers privately held by family members in San Antonio, but not presently available. Another source used by Freeman, the Day-Miller Ranch Papers, were housed at the ranch office until early 1989, then transferred to Kansas City to the Commerce State Bank, trustees for Jo Zach Miller IV; these papers are not yet available. Both collections will be of great value to scholars in the future. The Abbe-King report, which relies heavily on Freeman, amplified her findings with oral interviews from the Southwest Collection, Texas Tech University. Taken together, the Freeman and Abbe bibliographies provide a comprehensive source list for the history of ranching in West Texas and specifically for the area of the confluence of the Colorado and Concho Rivers. The Freeman reports and Abbe report are listed below.

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- Freeman, Martha Doty et al. "Cultural Resources Survey, Testing, and Assessments in the Dam Construction Zone at Stacy Reservoir, Coleman and Concho Counties, Texas," a report prepared by Prewitt and Associates, Inc., Consulting Archaeologists. Austin, Texas, March 1989.
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- Padgitt, James. "Ranching in Coleman County;" vol. I., pp. 44-48.
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INTERVIEWS

Interviews conducted by Dan Utley and Patrick O'Neill were taped. Transcriptions of the tapes are available through Mariah Associates, Inc., Albuquerque, New Mexico.

Allen, Ralph and May. Leaday, Texas. Interview by Patrick O'Neill, Mariah Associates, Inc., 14 June 1989.

Hafner, James. Gouldbusk, Texas. Interview by Gus Hamblett, 22 June 1989.

Hudson, Elmo. Day-Miller Ranch, Leaday, Texas. Interview by Gus Hamblett, 7 August 1989.

Day-Miller Ranch. Interview by Patrick O'Neill, Mariah Associates, Inc., 14 June 1989.

Day-Miller Ranch. Interview by Dan Utley, Texas Historical Commission, 27 September 1987.

Matthews, Vivian Cohea. Coleman, Texas. Interview by Dan Utley, Texas Historical Commission, 12 October 1989.

Pyburn, Red. Leaday vicinity, Texas. Interview by Dan Utley, Texas Historical Commission, 11 October 1987.

Ransbarger, Elizabeth Gann. Concho, Texas. Interview by Patrick L. O'Neill, Mariah Associates, Inc., 25 June 1989.

Stephenson, James. Leaday, Texas. Interview by Patrick L. O'Neill, Mariah Associates, Inc., 15 June 1989.

Tickle, E. T., Jr. Tickle Ranch, Concho vicinity, Texas. Interview by Gus Hamblett, 14 July 1989.

COUNTY RECORDS

Coleman County Courthouse
Coleman, Texas

Deed Records
District Court Records
Commissioners' Court Minutes
Contract Books
Tax Assessor's Abstracts

Concho County Courthouse
Paint Rock, Texas

Deed Records
Tax Assessor's Abstracts

X. PROJECT INFORMATION

This project was sponsored by Mariah Associates, Inc., archaeologists; recorded under the direction of Greg Kendrick, HABS regional coordinator, Denver. The project was completed during the summer of 1989 at the project field office at Houston and College Station, Texas. Project supervisor was Graham B. Luhn, A. I. A., architect; project architectural historian was Gus Hamblett, Texas A&M University; intern architects were Debbie Fernandez and Paul Neidinger; student architects were Brian Dougan, Robert Holton, Janna Johnson, Wayne Jones, and Pat Sparks, Texas A&M University; project photographer was Paul Neidinger, photographic processing by Laura McFarlane.